

The City of Lodi will retain a public utility easement over the strip which will be incorporated into the landscaping and parking for the Meadows. This is similar to the exchange with Aladdin Real Estate for the development of a portion of Ham Lane prior to its required construction. The completion of the master water line will improve circulation and provide better fire flows in the Lakeshore/Meadows

developments and decrease the City's dollar contribution to the W.I.D. Canal crossing.

COUNCIL APPROVED THE EXCHANGE OF PROPERTY FOR CERTAIN IMPROVEMENTS IN LOBAUGH MEADOWS.

ACCEPTANCE OF
"LODI ANIMAL
SHELTER
EXPANSION"

COUNCIL ACCEPTED THE IMPROVEMENTS AT "LODI ANIMAL SHELTER EXPANSION" AND DIRECTED THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION THEREON WITH THE COUNTY RECORDERS OFFICE.

Council was informed that the subject contract was awarded to Ted A. Molfino of Lodi on May 18, 1983 in the amount of \$134,654. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The contract completion date was December 28, 1983 and the actual completion date is January 26, 1984. The final contract price was \$139,051.72. The difference between the contract amount and the final contract price is due to modifications and changes which had to be made to the existing area during the construction and installation of an additional exhaust fan.

SOFTBALL
CONCESSION
SPECIFICATIONS
APPROVED

COUNCIL APPROVED THE SPECIFICATIONS FOR BIDS ON THE SOFTBALL CONCESSIONS LOCATED AT THE TWO COMPLEXES AND THE ARMORY FIELDS, WITH THE ADDITION OF THE STADIUM IN 1985 FOR SOFTBALL ONLY AND AUTHORIZED THE ADVERTISING FOR BIDS THEREON.

PUBLIC HEARINGS

There were no Public Hearings scheduled for this meeting.

PLANNING
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of January 23, 1984.

The Planning Commission -

ITEMS OF
INTEREST

1. Continued until April 9, 1984, consideration of the request of Ermanno DeBernard for a Use Permit to convert a portion of a restaurant and cocktail lounge located at 100 and 112 South Cherokee Lane into a card room in an area zoned C-2, General Commercial.

The request was continued for the following reasons: (1) to provide the staff ample time to prepare a report on the City Ordinance covering card rooms, licensing procedures for this land use and complaints concerning card rooms, and (2) to permit the applicant time to alleviate the noise problem which neighbors claim is coming from the Sky Room Cocktail Lounge.

2. Determined that the hardship and neighborhood benefit finding for a Zoning Variance existed and approved the request of Kenneth Heffel on behalf of Vienna Golden State Convalescent Hospital for a Variance to reduce the required off-street parking from 50 spaces to 45 spaces to permit two additions to an existing facility at 800 South Ham Lane in an area zoned R-CP, Residential-Commercial-Professional.

COMMUNICATIONS

CITY CLERK

APPEAL NCMA
RANCH TENTATIVE
MAP APPROVAL

City Clerk Reimche presented a letter dated January 20, 1984 which had been received from Wilbert Ruhl, 3933 Almond Drive, Lodi, appealing the decision of the Lodi Planning Commission approving the tentative map for the Noma Ranch,

which decision was voted on January 9, 1984 by the Planning Commission.

On motion of Mayor Pro Tempore Snider, Reid second, the matter was set for Public Hearing on Wednesday, February 15, 1984 at 8:00 p.m.

RES. FROM
LAKEWOOD
ENDORING THE
COURT REFORM
INITIATIVE

City Clerk Reimche presented a Resolution which had been received from the City of Lakewood endorsing the Court Reform Initiative with a letter encouraging the City of Lodi to adopt a similar resolution.

RES. NO. 84-008

Following discussion, on motion of Mayor Pro Tempore Snider, Reid second, Council adopted Resolution No. 84-008 - A Resolution of the City Council of the City of Lodi endorsing the Court Reform Initiative.

COMMENTS BY
CITY COUNCIL
MEMBERS

Following introduction of the matter by Mayor Pro Tempore Snider, Council, on motion of Mayor Pro Tempore Snider, Reid second, supported SB 575 (Foran & Beverly) and directed the City Clerk to forward letters of support of this piece of legislation to the Judiciary Committee and to Assemblyman Patrick Johnston.

COUNCIL SUPPORTS
SB 575 (FORAN
& BEVERLY)

COMMENTS BY THE
PUBLIC ON NON
AGENDA ITEMS

There were no persons in the audience wishing to speak under this segment of the Agenda.

REPORTS OF THE
CITY MANAGER

REGULAR CALENDAR

POWER AGREEMENT
BETWEEN GENERAL
MILLS, INC. AND
THE CITY OF LODI
APPROVED

Council was apprised that General Mills, Inc., (GMI) plans to construct, operate and maintain a co-generation facility at its Lodi Plant. This facility will produce steam to be used in food processing and electricity which GMI intends to sell. In this regard, GMI has retained the Management consulting firm of Larry Schedin and Associates (St. Paul, Minnesota) to negotiate the necessary power contracts. Mr. Schedin has recommended that GMI sell the electrical output of its co-generation facility to Pacific Gas and Electric Co. (PG&E), and PG&E has agreed contractually to purchase same. This arrangement requires that the City of Lodi deliver (wheel) the co-generation power and energy to PG&E; therefore, a wheeling contract (subject agreement) has been negotiated between the City and GMI. This agreement provides for both initial and on-going City expenses, associated with co-generation power delivery, to be paid by General Mills. It is a 'companion' agreement to the contract for power purchase negotiated between GMI and PG&E, and has a term of 20 years. Both the City Attorney and Utility Director have participated in its preparation.

RES. NO. 84-009

Following discussion, Council on motion of Council Member Reid, Snider second, adopted Resolution No. 84-009 approving a Power Agreement between General Mills, Inc., and the City of Lodi and authorized the City Manager and City Clerk to execute the Agreement on behalf of the City.

CHECK REC'D
FROM OLD LODI
UNION HIGH
SCHOOL SITE
FOUNDATION

Mr. Ken Boyd, Chairman of the "Old Lodi High School Site Foundation" presented a check to the City on behalf of the Foundation in the amount of \$32,000. Council was also apprised that an additional \$400. had been spent by the Foundation for on site improvements. It was determined that with this contribution there was a balance of \$97,695. due toward the repayment of the site purchase.

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Following discussion, Council on motion of Mayor Pro Tempore Snider, Murphy second, gratefully accepted this most generous contribution and moved that it be applied to the recent \$20,000 loan made to the Foundation by the City as well as crediting the site purchase balance.

WHITE SLOUGH
WATER
POLLUTION
CONTROL PLANT
REORGANIZATION

RES. NO. 84-010

Following introduction of the matter by Community Development Director Schroeder, Council on motion of Council Member Reid, Snider second, adopted Resolution No. 84-010 - A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in regards to the matter of the proposed White Slough No. 3 Annexation.

RES. FIXING FEES
FOR APPLICATION
FOR AMBULANCE
OPERATORS PERMITS
AND SETTING
REGULATIONS FOR
LIABILITY
INSURANCE

RES. NO. 84-011

Following introduction of the matter by Staff, Council on motion of Council Member Murphy, Reid second, adopted Resolution No. 84-011 fixing fees for application for Ambulance Operators permits; and setting regulations for permittees' liability insurance

RECEIPT OF
COMPUTER STUDY

Following a review of the Information Systems Planning Project Report for the City of Lodi as prepared by Ernst and Whitney, Council on motion of Mayor Pro Tempore Snider, Reid second, received the subject document for filing.

Council was apprised that at the regular Council meeting of September 7, 1983, the Dallas Paul development at 2001/2009 Cochran Road was reviewed with the City Council and a portion of the appealed request from the developer was acted upon.

PAVING, CURB AND
GUTTER - COCHRAN
ROAD W/PEACH

The action that the City Council took at the September 7 meeting was: (1) determined that in conjunction with the Paul development that curb and gutter on the north side of Cochran Road between Peach Street and Paul development would be installed; (2) sidewalk would not be required at this time for the properties west of the Paul development; (3) the curb and gutter and drainage improvements on Cochran Road under the agreements for Carlin (2041 Cochran) and Schock (2025 Cochran) would be called for at this time; (4) the City would exchange curb, gutter and street paving for right-of-way fronting the Lewis parcel (2033 Cochran) and the Nielson property (2017 Cochran); (5) the sidewalk under the Carlin and Schock agreement would remain in effect with the City having the option to call for that at a later date.

The one item left unresolved, which was part of Paul's initial request, was "Would the City pick up the paving fronting the Carlin and Schock properties?". This street paving is currently their responsibility and covered under the agreement that we have with them. The Council asked for costs on this paving prior to discussion this item further. An estimate showing the curb and gutter, street paving and drainage costs fronting the Carlin and Schock properties was presented for Council's perusal. The existing storm drain system terminates just west of Peach Street. Since Carlin has the responsibility of installing the catch basin and lateral, it is felt that the City should extend the storm drain to the center of Peach and construct the necessary manhole. This storm drain, manhole and line will be used in the future for drainage on the west side of Peach.

The other item of Council concern was how could assistance be provided to the owner/occupied single family residences where the owner desired to install new curb,

One possible concept would be to establish a Revolving Fund for curb, gutter, and sidewalk installation or replacement. The property owner would put up 50% and the Revolving Fund would loan property owner the other 50% under a no or low interest loan to be paid back in 5 years. Based on amount this type of work cost in the past, approximately \$10,000 would be needed if the 50%-50% concept was used. The loan time, percentages and interest are conceptual and can be modified. If payment is not made, the City could lien the property as part of the loan agreement. Gas tax monies could be used to start Revolving Fund.

Diagrams of the subject area were presented for Council's perusal.

Following discussion with questions being directed to Staff, Council, on motion of Mayor Pro Tempore Snider, Reid second, directed Staff to proceed with the calling for curb, gutter, and paving - Cochran Road Street Improvements, Peach Street to W.I.D. Canal.

REVISION OF SEWER ORDINANCE

Council was apprised that in 1980 the City of Lodi retained the firm of Black and Veatch to evaluate and make recommendations as it related to our industrial waste system and the users of that system. The evaluation performed by Black and Veatch included recommended changes in the Sewer Ordinance 1162 (Chapter 20 of Lodi City Code) related mainly to industrial wastewater discharges. In reviewing the recommended changes and the ongoing problems that we have had with illegal discharges into the storm drain system, it was felt that any revision of the ordinance should include additional limitations as it relates to storm drain discharges.

In general, the changes under the proposed ordinance revision include the following:

1. Minor revisions to the Purpose and Policy and Definition sections of the ordinance to clarify the domestic, industrial waste and storm drainage discharges.
2. The allowable lower level on pH was increased from 5.0 to 6.5 to prevent corrosive damage to concrete pipe.
3. Requiring discharge permits on:
 - a. Lower levels of grease and oils;
 - b. Industrial waste discharges where solids and BOD exceed specific minimums.
4. *Requiring industrial users to screen discharge where particles are larger than 1.5 millimeters.
5. Added a charge for RV sewer dump station.
6. Added storm drain discharge limitations.
7. Added requirements on locating monitoring facilities.

*PCP is presently screening to this size.

A proposed Ordinance was presented for Council's perusal.

ORDINANCE NO. 1307 INTRODUCED

Following discussion, on motion of Council Member Murphy, Reid second, Council introduced Ordinance No. 1307 - An Ordinance Repealing Chapter 20 of the Lodi City Code entitled "Sewers" and reenacting a new Chapter 20 providing Wastewater Discharge Regulations on the type of Waste which will be accepted and discharged into the City's domestic and industrial wastewater sewers and storm drains; establishing

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the sanitary sewer extension policies of the City of Lodi.
The motion carried by unanimous vote.

RECESS

Mayor Olson declared a 5 minute recess, and the meeting reconvened at approximately 9:25 p.m.

REVIEW OF
PARTIAL CIP
PROGRAM

Council continued its review of the partial Capital Improvement Program. No formal action was taken by the Council on this matter.

Following introduction of the matter by Staff, Council on motion of Council Member Pinkerton, Murphy second, accepted the bid from the Twin City Fire Insurance Company for the City's Excess Liability Policy as follows:

EXCESS LIABILITY

\$900,000 Excess of \$100,000 Self-Insured Retention

\$500,000 Stop Loss

Premium - \$35,000 Flat Annual

\$20,000,000 Excess of \$1,000,000

Premium - \$13,900

ORDINANCES

REENACTING NEW
ORDINANCE
REGULATING
AMBULANCES

ORD. NO. 1306

Ordinance No. 1306 - An Ordinance of the City of Lodi repealing Ordinance No. 756 and reenacting a new Ordinance regulating the use and operation of ambulances upon the public streets within the City of Lodi having been introduced at a regular meeting of the Lodi City Council held February 1, 1984 was brought up for passage on motion of Council Member Murphy, Snider second. Second reading of the Ordinance was omitted after reading by title and the Ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Reid, Snider, Pinkerton,
Murphy & Olson (Mayor)

Noes: Council Members - None

Absent: Council Members - None

ADJOURNMENT

There being no further business to come before the Council Mayor Olson adjourned the meeting at approximately 10:25 p.m. to a Closed Session pertaining to litigation.

Attest:

Alice M. Reimche
Alice M. Reimche
City Clerk